

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, September 3, 2013

PRESENT: Adam Chapdelaine, John Cole, John Maher, Allen Reedy, Michael Boujoulian, Bob Jefferson, Suzanne Robinson

ABSENT: Mark Miano, Diane Johnson, Bill Hayner

GUESTS: Juliana Rice - Town Legal Counsel
Captain Flaherty - Police Department
Eroc Ammondson - Ammondson Architects
Greg Doelp, SGH

Meeting was called to order at 7:30PM

Robbins Library

The project is essentially done, and the Town is awaiting closeout report from Russo Barr. There have been no problems to report to date. It is expected that the exterior staging will come down this week.

Central Fire Station

The committee received an update from Chief Jefferson. The Town is still awaiting state action on seismic code. The committee discussed project budget, and the plan to stick with \$5.5 million in the capital plan. There is also a need to address site costs - \$385,000, which includes blacktop and landscaping. Chief Jefferson is working to reduce as many possible soft costs. Adam Chapdelaine said that he would research potential other funding sources for site work.

Community Safety Building

Project Progress. Mr. Ammondson gave an overview on the project progress. There has again been limited work on site over the past several weeks. Work on the north planter and waterproofing the CMU walls within the antennae tower is ongoing. The north planter failed another flood test last week. The contractor expects to finish the north planter and antennae tower work by the end of this week. Work on the Cusack Terrace roof is completed. Mr. Ammondson noted that the work at the top of the antennae tower was not performed according to the contract documents. WES is performing air barrier work on the interior of the second floor windows. WES has re-sealed at the window exterior where the failed water test was performed so that a new water test can be performed. The window subcontractor back on site today and resumed the west curtainwall installation.

Windows and Curtainwall. Mr. Ammondson noted that WES has not addressed the issues with the second floor operable windows of operation and glazing. The east curtainwall was not delivered on 8/23/13 as promised due to non-payment of the window subcontractor and the manufacturer. We were told today that both payment issues has been resolved but WES has not provided a new delivery date. When on site today to review the west curtainwall installation, SGH determined the subcontractor was installing the vertical curtainwall members without providing information requested by SGH regarding the structural calculations. SGH identified numerous issues with the attachment clips and installation. WES will have new attachment clips

installed and will provide additional information from their engineer before resuming the installation.

Water Testing. WES has not scheduled the retesting of the south-facing window. The window subcontractor is waiting for the results of this test before continuing with performing exterior sealant repairs at all second floor windows.

Schedule: Mr. Ammondson provided an annotated copy of WES's 8/20/13 schedule detailing items where WES has already fallen behind. Ammondson believes that 11/1/13 is a more realistic date for substantial completion.

APD Issues: Captain Flaherty noted there are no new issues with the construction and that the APD is frustrated by the long project duration. Captain Flaherty also noted that a neighbor contacted her today regarding health concerns over the dust caused by WES's recent grinding of masonry along Mystic Street.

Design Team CA Support. Mr. Doelp and Mr. Ammondson noted that their contract for Construction Administration services expired 8/30/13. Ammondson and SGH are trying to be judicious with CA services and are trying to maintain the existing level of support, with 1-2 site visits per week per office. It was the sense of the PTBC that Ammondson/SGH should continue to provide the same level of support and determine when the progress of work may require more frequent site visits.

The following invoices approved:

Reliable	#1	\$154,527
Reliable	#2	\$181,450

Executive Session

Motion made by Adam Chapdelaine to enter Executive Session, seconded by John Maher: To enter executive session to discuss strategy with respect to potential litigation AND to re-enter open session only for the purpose of adjourning the meeting.

Chair John Cole stated that having this discussion in open session would have a detrimental effect on the Town's litigating position.

Roll Call to enter Executive Session

	Yes	No
Allen Reedy	X	
Mike Boujoulian	X	
Adam Chapdelaine	X	
Suzanne Robinson	X	
Bob Jefferson	X	
John Maher	X	
John Cole	X	

Roll Call to exit Executive Session for the purpose of adjourning

Yes	No
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Allen Reedy	X
Mike Boujoulian	X
Adam Chapdelaine	X
Suzanne Robinson	X
Bob Jefferson	X
John Maher	
John Cole	X

Meeting adjourned at 9:35 PM

Respectfully submitted,

Adam W. Chapdelaine